

June 25, 2008

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TOWN OF NEW WINDSOR

PLANNING BOARD

JUNE 25, 2008

MEMBERS PRESENT: JERRY ARGENIO, CHAIRMAN  
NEIL SCHLESINGER  
HENRY VAN LEEUWEN  
HOWARD BROWN  
DANIEL GALLAGHER

ALSO PRESENT: MARK EDSALL, P.E.  
PLANNING BOARD ENGINEER

MICHAEL BABCOCK  
BUILDING INSPECTOR

MYRA MASON  
PLANNING BOARD SECRETARY

DOMINIC CORDISCO, ESQ.  
PLANNING BOARD ATTORNEY

ABSENT: ALTERNATE: HENRY SCHEIBLE

REGULAR\_MEETING

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MR. ARGENIO: I'd like to call to order the June 25,  
2008 meeting of the New Windsor Planning Board.

REGULAR\_ITEMS:

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SISTERS\_OF\_THE\_PRESENTATION\_(08-15)

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MR. ARGENIO: First is Sisters of the Presentation, Jackson Avenue, Route 207 and South Jackson. This application proposes a group residence complex at the south end of the property. The plan was previously reviewed at the 23 May, 2007, 12 December, 2007, January 3, 2008 planning board meetings. Somebody here to represent this application?

Mr. Larry Paggi appeared before the board for this proposal.

MR. PAGGI: Larry Paggi, we're the consulting engineers and Simon is with the architects and we were sent away from the last meeting with the direction from the planning board to secure health department approval which involved installation of the fill for the proposed sewage disposal system and then conducting a joint site inspection with the health department. The work was performed, we met with the health department out there, we performed the required testing, subsequently it was reviewed and you should have in your documents a written letter of approval from the health department. You should also have a copy of the DEC SPDES permit that was issued for the project and you should also have a copy of the letter from the City of Newburgh Water Department identifying their approval.

MR. ARGENIO: I do have the DOH document which is probably the biggest thing, they have here very briefly I'm not going to read the whole thing but I'll read just the first sentence or two plans for sewage disposal system was prepared by Lawrence Paggi, latest receive 4/30 of '08 are approved. There are a couple of subject-tos which are very minor. Myra, do we have the thing from the City on file?

MS. MASON: I don't have it, ask the City of Newburgh.

MR. PAGGI: I will, I'll get that to you.

MR. EDSALL: Are you leaving that copy for Myra?

MR. PAGGI: Yes.

MR. EDSALL: We can get it from Myra.

MR. ARGENIO: This is from John Platt, review of the proposed submitted subsurface sewage disposal system and storm water pollution protection plans, I find no objections as they appear to meet current watershed rules and regulations. Mr. Paggi, congratulations to you. It's very seldom people are sent out of here and they actually do what they're supposed to do. Have you made any major changes to the plans? Did any of the other agencies compel you to make any other changes to the plan?

MR. PAGGI: No, everything's pretty much the same, I think the only minor changes were some of the small plan changes that Simon had made in response to some of Mark's earlier comments and nothing conceptually is changing or physically changing so--

MR. ARGENIO: For the other members if anybody wants to jump in on something jump in. We've seen this a few times, I'm sure everybody remembers this site. Myra, what do we have from other agencies?

MS. MASON: Highway approved.

MR. ARGENIO: Highway subject to Mark, you have to review some drainage?

MR. EDSALL: I spoke with Anthony just for a clarification earlier this week and he indicated they

would like the plans to show a culvert at crossing Jackson at the location of their project with the size of the pipe to be as determined in the field with Mr. Fayo. Said he'd rather have it shown that way if there's another way to do it that's less complicated, they'll work it out in the field but I'd like the plans to show the culvert.

MR. ARGENIO: Are you okay with that?

MR. PAGGI: That's fine.

MR. ARGENIO: If you guys have any question, jump in, but I'm going to go through a few things here, Mark has some comments as that he called item number 2 they're bulleted from what I can see, unless you folks, my contemporaries have something else it seems to me that they're all very, very minor, plan clean-up items such as the architect is advised, that's you, sir, that several areas on the plans have illegible text, please make a thorough review of each drawing before stamp of approval and clean up the plan text, very minor stuff, sheet AZ101 has random numbers about the plan which maybe elevations from another layer of the drawing. Mr. Paggi, just some cleanup, you need to get tied down, I do want to probe a little bit as I'm sure Neil will get this if I don't, I want to read from one of these bulleted items which I think is an important item, sheet AZ150 now has detail for the enclosure, other details for the slab to be extended for a pad for a fuel oil tank, sheet 101 appears to call for the enclosure for dual purpose, trash enclosure and generator enclosures. Is it your intent to put the fuel tank and the generator in the trash enclosure?

MR. SIMON: Not in the trash enclosure but sharing the same slab, there's a slab.

MR. ARGENIO: I think that's problematic, Mark says here I strongly recommend against the fuel tank

adjacent to a dumpster enclosure, seems to me in the unlikely event of a dumpster fire this would complicate the work that our volunteers or professional firefighters would have to do if there's a fire.

MR. SIMON: I think the project is moving towards switching to propane and at that point we'll locate the tanks away.

MR. ARGENIO: That's a propane driven generator?

MR. SIMON: Well, the structures will be propane, will be heated with propane, I'm not sure about the generator.

MR. VAN LEEUWEN: It's easy to do, I have one at Lake George, propane, it's very safe, there's no problems with it.

MR. ARGENIO: I'm under the impression that the intent was to put the standby generator next to the dumpster enclosure and put the fuel source for that generator close to it, that's the impression.

MR. PAGGI: So your issues are not that the generator's next to it, it's really that the fuel's there.

MR. ARGENIO: The fuel is problematic.

MR. EDSALL: It's foolish in my mind from your standpoint, I have in my other life with the volunteer fire service had the occasion to go to many dumpster fires, I'd hate to have my \$20,000 generator sitting next to a dumpster.

MR. ARGENIO: That catches on fire.

MR. LYON: Joseph Lyon, I'm the maintenance manager. The plans are probably going to be propane buried tanks in the ground and the whole complex will run on propane

so there will not be any above ground fuel tanks.

MR. ARGENIO: What's going to happen is I believe the DOT regulates propane, do they not?

MR. EDSALL: Well, there's the fire inspector's office has all the NFPA guidelines for the placement of fuel tanks.

MR. ARGENIO: So the location of said fuel tank will it be underground or aboveground and the sizing of such get with Mike and make sure the fire folks are okay with whatever you're doing. Mark, is the enclosure masonry or wood?

MR. EDSALL: That was another issue is that it's shown as I believe wooden fencing on 4 x 4s.

MR. SIMON: It is.

MR. EDSALL: Which is inconsistent with what the board asks for.

MR. ARGENIO: We typically are looking for a block enclosure would be nice, put some color in it that would be great so the place doesn't look crummy but definitely not conventional split face block.

MR. SCHLESINGER: Excuse me but did I not hear you say that the buildings are all going to be heated by propane?

MR. LYON: Yes.

MR. SCHLESINGER: Without the one tank for the generator but I'm assuming that all the tanks are going to be buried and that all the tanks should get inspected by fire, correct, okay. Another question I have is you have several transformers on concrete slabs, correct?

MR. LYON: Yes.

MR. SCHLESINGER: How are they protected transformers sitting on a slab? You have a fence around it?

MR. SIMON: There's a housing, I don't know that they haven't been specified.

MR. VAN LEEUWEN: There's a metal housing that comes with it.

MR. ARGENIO: My experience has been in the business I'm in I certainly encounter this quite often when the owner developer goes to request primary power to feed the transformer, Central Hudson comes in and they say our requirements are X, Y and Z and it's typically bollards. Mark, is that fairly consistent?

MR. EDSALL: If they don't put it in a vault, they surround it with bollards.

MR. ARGENIO: Otherwise, you don't get power. Orange County Department of Planning, they talked about a sidewalk drawing, my contemporaries' memories we felt that it doesn't exist and the sidewalk that Mr. Paggi has shown given his intimate knowledge of the project should be adequate. New York State Office of Parks, Recreation and Historic Preservation, no impact, that's a big one, that would be a problem. SWPPP's been reviewed, no objection to that document. Anything else on this?

MR. VAN LEEUWEN: If there's a motion in order, I'll make it.

MR. ARGENIO: I want to ask Mark if I'm missing anything.

MR. EDSALL: Comment number 3 outlined all the agencies

and reviewing departments that I was aware of, all have been resolved. The only one I was missing a letter from was is City of Newburgh which we got tonight so I believe every single agency has written off on this at this point.

MR. ARGENIO: Okay, this will be subject to Mark's comments and we'll need to obviously take care of this block structure thing and this generator/propane thing.

MR. VAN LEEUWEN: Get together with the building inspector, he'll help you out on those things.

MR. ARGENIO: Danny, you're not speaking.

MR. GALLAGHER: Looks pretty clean.

MR. VAN LEEUWEN: Motion to approve.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board give final approval to the Sisters of the Presentation subject to what I just read into the minutes and the comments of our esteemed engineer. Roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE



K.W.G.\_REALTY\_(08-08)

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MR. ARGENIO: Site plan amendment on New York State Route 32. This application proposes 3,648 square foot vehicle wash bay and a gravel vehicle parking some additional paved parking and drive are also proposed. Mr. Shaw, are you here to represent this?

MR. SHAW: Yes.

MR. ARGENIO: What do you have, Mr. Shaw?

MR. SHAW: Gallagher Transportation Center on Windsor Highway adjacent to the City of Newburgh line, we've had many applications before this board over the years, I probably go back with this piece at least 15 years. But what we're requesting tonight is to allow an addition to the existing bus office and bus repair center at the furthest southerly portion of the site. You'll see that it's 3,648 square feet and it's in addition to an existing building. In the existing building we have office space, we have a repair center for the buses. Very simply what we want to do is to construct a wash bay addition just simply to wash the buses. Indicated on this plan is the area where the school buses are parked and also where the Coach buses are parked, we're requesting an addition to putting macadam pavement around the building, put in a leveling course of Item 4 just to smooth out some of the ruts in this area so it's a very simple application, we have more than enough parking.

MR. ARGENIO: Fill in the potholes is the leveling?

MR. SHAW: Yes.

MR. ARGENIO: Greg, on the right side of your drawing there's an area that comes down to the railroad that you're also including in your Item 4 application, what's going on there? It's well outside the parking

area.

MR. SHAW: This over here?

MR. ARGENIO: Yeah.

MR. SHAW: This is the edge.

MR. ARGENIO: You're just trying to match in the pavement into the property line?

MR. SHAW: This is really just a dusty surface we're trying to make less dusty.

MR. ARGENIO: Mark or Michael, what does our code say about dust free surfaces and things of that nature, do you know or Mark?

MR. EDSALL: Any required parking has to be paved finished surface. The only other reference I believe to dust generating operations is when it becomes a nuisance. I don't know that overflow parking for storage has any specific requirement.

MR. ARGENIO: How do we, Dominic or Mark, is there any technical issue here with the fact that some of this work falls over into the City of Newburgh?

MR. VAN LEEUWEN: They're going to have to get planning board approval from the City of Newburgh I'm sure.

MR. ARGENIO: That could be, it's not a problem but it's--

MR. SHAW: Well, that's existing, excuse me, we have an existing concrete curb which is presently in which extends over the approximate city line and I use that word very carefully, again if it's taken off the tax map location and this is where the buses presently park so we're not asking for any improvements in this area

other than this very small triangle to put down some Item 4.

MR. ARGENIO: I agree with you, all right, let's not get into minutia.

MR. EDSALL: I would put in the record that would be maintenance the Item 4 leveling would seem to be maintenance that's not part of this proposal.

MR. CORDISCO: Typically, site plan approval is triggered from new construction.

MR. ARGENIO: Okay, don't need to be beaten to the ground tonight, if somebody sees fit, I'll accept a motion that we take lead agency.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare itself lead agency for the K.W.G. Realty.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Mr. Gallagher, this application is, I'm sure Greg explained to you falls within 500 feet of Route 32. As such, we're required by law to refer to county so it's typically not a very laborious process but it's long.

MR. F. GALLAGHER: Mr. Edsall, has that been referred?

MR. ARGENIO: One second, just give Franny your name.

MR. GALLAGHER: Frank Gallagher.

MR. ARGENIO: Myra, what's the status?

MS. MASON: It's been sent.

MR. F. GALLAGHER: Okay, but just recently.

MS. MASON: Within the week.

MR. F. GALLAGHER: Okay.

MR. ARGENIO: Greg, what about your area disturbance?

MR. SHAW: We're under an acre.

MR. ARGENIO: You are?

MR. SHAW: Yeah, this existing curb line if you can follow this this presently exists, this edge of paving, this retaining wall all exists when the building was built, this area was re-graded and improved. What we're looking to do is to construct an addition of about 3,600 square feet, put in the macadam pavement around the three sides and all that tends towards disturbance but I wouldn't think the leveling course on the balance of the property would count towards disturbance because we're not going to be regrading it.

MR. ARGENIO: I agree unless somebody feels differently I think that's a reasonable statement. Neil or Howard? I'm going to, you guys this think about the public hearing, I'm going to go around the room a bit and in a moment bear in mind that the back of this property is Snake Hill, there's a little strip that's a few hundred feet wide that Central Hudson owns.

MR. VAN LEEUWEN: It's 150 feet wide.

MR. ARGENIO: They use that for power lines there to the left is that shack that Casey Manns has had for years, motorcycle dealership or something?

MR. VAN LEEUWEN: He's even got a trailer.

MR. ARGENIO: On Gallagher's property, yes, I see it and to the right is the Miron, the former Miron facility which has been abandoned for many years. So let that be guided by that information. How about the public hearing?

MR. SCHLESINGER: Not necessary.

MR. BROWN: I don't think so.

MR. GALLAGHER: Waive it.

MR. VAN LEEUWEN: Waive it.

MR. ARGENIO: I'll accept a motion.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board waive the public hearing for K.W.G. site plan. Roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Greg, where do you want to go? Anything else?

MR. SHAW: To the July 9th meeting.

MR. ARGENIO: Fine, get yourself together and we'll do it.

MR. SHAW: We're hoping to now that the referral is out to the county--

MR. ARGENIO: Do we have a meeting on July 9th?

MS. MASON: We do but that's less than 30 days.

MR. SHAW: Subject to getting our hands on the letter from the county. The burden will lie with us to do that.

MR. ARGENIO: Okay, Mr. Shaw, thank you.

MR. SHAW: Thank you.

MANGIARACINA\_SUBDIVISION\_(05-17)

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MR. ARGENIO: Mangiaracina subdivision.

Mr. Charles Brown appeared before the board for this proposal.

MR. ARGENIO: Next is the Mangiaracina minor subdivision, Toleman Road. The application proposes a subdivision of 32 plus acre parcel into four single family residential lots. The plan was previously reviewed at the 14 September, 2005, 14 November, 2007, 16 January, 2008 planning board meetings. Mr. Brown?

MR. C. BROWN: Yes.

MR. ARGENIO: Is here to represent this. I see you do have plans for us, Myra. Where have you been?

MR. C. BROWN: With the DEC.

MR. ARGENIO: How did that go?

MR. C. BROWN: It went well, we had the notice of complete application and on the 25 of February, we advertised it in the paper for 30 days per the permitting process, came back with one comment which was just to specify the type of trees which we accommodated and we're ready to issue a permit. I confirmed that with Rebecca Crist (phonetic) yesterday.

MR. ARGENIO: You guys on that?

MR. EDSALL: I haven't spoken with anyone from DEC but I have seen the notice of complete application.

MR. ARGENIO: Okay, good.

MR. EDSALL: I just don't know the latest conversation.

MR. CORDISCO: Any approvals would be contingent on them receiving the approvals.

MR. ARGENIO: So it is open for public comment at the DEC level at this point.

MR. C. BROWN: That's passed already, they're processing the permit. My understanding I'm going to get it next week but we do have the notice of complete application.

MR. VAN LEEUWEN: Actually it's a 5 lot subdivision.

MR. C. BROWN: Four, the other lot is existing.

MR. VAN LEEUWEN: Which is the original piece belong to this side or belong to here?

MR. C. BROWN: This lot is existing, this is not part of the application.

MR. ARGENIO: So is this existing?

MR. VAN LEEUWEN: So there's separate deeds on this, separate deeds on this?

MR. C. BROWN: Yes.

MR. ARGENIO: The lot to the left bottom of the page and to the right top of the page are existing lots, the subdivision is sandwiched in the middle. We have kind of a semi-flag lot there for the one lot, what is it, Danny, lot number 1?

MR. C. BROWN: Lot number 1, that's the one that prompted the DEC permit.

MR. ARGENIO: And you meet in the area, Mark, is there a drawing that shows the proposed houses?



MR. EDSALL: Yes, I believe it's the second drawing shows the--

MR. ARGENIO: How are the percs out there?

MR. C. BROWN: They're all right, we've done all the septic systems sometime ago, they were actually witnessed by a representative of McGoe, Hauser and Edsall.

MR. ARGENIO: Do you remember what they were?

MR. C. BROWN: Twenty-five.

MR. ARGENIO: How many minutes?

MR. C. BROWN: Between 8 and 25, they vary, we did quite a few percs on the property, so the longest one that's here is in the 40s.

MR. EDSALL: Mr. Chairman, it's the second drawing that shows the driveway houses.

MR. ARGENIO: I see that.

MR. C. BROWN: And the septic systems.

MR. ARGENIO: How far off of 207 is this?

MR. C. BROWN: Oh, boy, quite a ways.

MR. MANGIARACINA: It's east.

MR. EDSALL: It's at the town line, town line is the bottom of the page.

MR. ARGENIO: Anybody wants to chime in, feel free, this has been out there for quite some time, public hearing held and closed on 1/16/08. Myra, what do we have over here? Approved, highway approved, fire highway, contractor must follow driveway specs in the

right-of-way, driveway must be at least 30 feet in the property before the work is commenced to protect the edge of the road. Did you hear what I just said?

MR. C. BROWN: Yes.

MR. VAN LEEUWEN: Where is the house on what number this lot here, lot 4, where is the house on lot 4? There's a barn here, this looks like a shed.

MR. C. BROWN: That's an existing dwelling.

MR. ARGENIO: Orange County Planning says local determination. Referral was made to the Town of Blooming Grove, DEC wetlands permit complete, DEC we have a copy of that on file. 911 address assignments, it's unclear if it's been coordinated with the fire inspector's office, can you shed some light on that?

MR. C. BROWN: We did send it to them.

MR. ARGENIO: I'm not going to get hung up on that but you need to take care of that.

MR. C. BROWN: We did send it down, I don't have the correspondence with me, I don't have a problem with that.

MR. ARGENIO: Talk to me guys. Danny?

MR. VAN LEEUWEN: I don't see any problem.

MR. ARGENIO: Okay, I'll accept a motion.

MR. VAN LEEUWEN: I'll make a motion.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that we offer final approval for the Mangiaracina subdivision

on Toleman Road minor subdivision on Toleman Road.  
Roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. CORDISCO: If I can just add on this just so that you are aware not only that but actually the approval resolution of course which will be on file and you can get a copy of it since you get conditional final approval you have 360 days to satisfy those conditions which shouldn't be a problem for you but you should be aware of it.

MR. C. BROWN: Okay, thank you.

MR. ARGENIO: Pay attention to that, please, don't come with a sob story 360 days from tonight.

MR. C. BROWN: No.

MR. CORDISCO: Well, it can't be extended, it's under state law and the board grants all the extensions now.

MR. ARGENIO: We cannot help you at that point.

MR. CORDISCO: So it expires June 20 of 2009.

MR. ARGENIO: Thanks guys, have a good night.

MALONEY, \_PETER\_ (07-23)

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MR. ARGENIO: Maloney minor subdivision. This application proposes subdivision of the 3.1 plus acre parcel into two single family residential lots. The plan was previously reviewed at the 12 September, 2007 planning board meeting.

Kevin Brennan, Esq. appeared before the board for this proposal.

MR. ARGENIO: Can I have your names for the benefit of the stenographer?

MR. BRENNAN: Kevin Brennan for Mr. and Mrs. Maloney.

MR. QUEENAN: John Queenan from Lanc & Tully Engineering.

MR. ARGENIO: Thank you. Go ahead, sir, tell us what you're doing here, what you want to do.

MR. QUEENAN: Basically, we were before the board last September. What we're doing proposed 2 lot subdivision in the existing 3 acre parcel located along Sho Gee Court which is a private road, it's about 500 feet west of Beattie Road along 207. And the proposal, the application is to divide the property into two lots, lot 1 has the existing house, well and septic as it is today and lot number 2 we would propose a typical lot, house, well and septic field.

MR. ARGENIO: Has that lower cul-de-sac, is that Liberty Drive the lower would be in the--

MR. QUEENAN: I believe it's Hampton Court.

MR. ARGENIO: What variances did this application require?

MR. QUEENAN: It required two area variances for both lots, we were under the 80,000 square foot minimum, we obtained those variances I believe in April of this year for both lots.

MR. ARGENIO: We're through, Mike, for that?

MR. BABCOCK: Yes.

MR. ARGENIO: Was there a riot, how did it go?

MR. BABCOCK: No.

MR. BRENNAN: No objections, no comment.

MR. BABCOCK: There was nothing, I don't think so.

MR. VAN LEEUWEN: Well, the fella in the school house has a problem, I know that, this should require, we should require a public hearing.

MR. ARGENIO: Just give me a minute here.

MR. BABCOCK: Do we have a copy of the minutes from the zoning board?

MR. SCHLESINGER: Can you just show us what's in the surrounding area over here?

MR. QUEENAN: This is Mr. Maloney's existing house and lot.

MR. SCHLESINGER: It's hard for me to see from here, in the middle you have a cul-de-sac, this is a proposed cul-de-sac?

MR. QUEENAN: That's existing private road.

MR. SCHLESINGER: Okay, so that one house is on the private road but we want to subdivide it so we can get

another house on it?

MR. QUEENAN: There's three houses served by the private road.

MR. SCHLESINGER: There's going to be four?

MR. QUEENAN: Correct.

MR. SCHLESINGER: Okay, I'm just overhearing what was said up here. What's the story with the school house?

MR. QUEENAN: I guess there was a letter written to both the planning board and the ZBA after the ZBA's meeting, public hearing and everything and I believe it's this lot here which is an old school house, they had a concern about the proximity of the proposed house and grading to their property line.

MR. SCHLESINGER: And their access is off 207 or off of--

MR. QUEENAN: Off 207.

MR. SCHLESINGER: Okay, and what's this right up here?

MR. QUEENAN: That's an existing house.

MR. SCHLESINGER: So there's 1, 2, 3 and the other one, the new one?

MR. QUEENAN: And the new one, 4.

MR. VAN LEEUWEN: How many years ago was this done the first 3 lot subdivision?

MR. BRENNAN: I think the filed map is 1998, 10 years ago.

MR. VAN LEEUWEN: Got to be three years or more.

MR. BRENNAN: Yes.

MR. VAN LEEUWEN: Now who is the party that lives in the old school house?

MR. BRENNAN: Mr. and Mrs. Moore, Brian and Elizabeth Moore.

MR. VAN LEEUWEN: Isn't there any way you can put the proposed 4 bedroom dwelling and move it over a little bit?

MR. ARGENIO: Away from the school house?

MR. VAN LEEUWEN: Yeah, because they're going to be looking right in his back yard.

MR. QUEENAN: If I may, I did take some photos today, I don't know if the board would like to see them, the old school house was approximately--

MR. VAN LEEUWEN: Cause he had to move his addition to that.

MR. QUEENAN: Here's some photos here.

MR. ARGENIO: What are they of?

MR. QUEENAN: Of the existing school house and our property, the stone wall in the photos is the Maloney property line.

MR. ARGENIO: What's photo 5 of please?

MR. QUEENAN: Photo 5 is the last page, if you pull the paper clip, has a location, photo 5 is a photo right in this corner looking this way.

MR. VAN LEEUWEN: He's redoing his whole house.

MR. QUEENAN: Well, it looks very nice, I just want to point out the proximity of the clearing that has occurred on the Moore lot all the way up to the stone wall, our proposed drainage plan right now we leave about 15, 20 feet of a buffer.

MR. VAN LEEUWEN: What about taking this whole thing and moving it down this way?

MR. QUEENAN: I can only move so far cause our septic field is right here so it would be a shift.

MR. VAN LEEUWEN: Well, you don't show the septic field here.

MR. QUEENAN: It's on sheet 2.

MR. ARGENIO: Listen, I want to speak for just a second and then Dominic I want to briefly hear from you on this cause I think I know where this should go. I have a letter from an attorney, Greenwald Law Office, I'm not going to read the whole letter cause it's very fairly voluminous, just going to touch on a couple hot points. This office has been retained by Brian and Elizabeth Moore in connection with the above matter. The above-referenced application for the Zoning Board of Appeals sought an area variance reducing the minimum size so the applicants could proceed with their subdivision. My clients' concern is that the area variance on lot 2 subdivision proposed by applicants would detrimentally affect the neighborhood and in particular my clients. And then they go on, they give us distances of this to that and that to this kind of thing which certainly is difficult to get your arms around if you're looking at a letter, looking at five photos. I'm going to read in sum, the applicant's plan would maximize the impact to my clients' property and would minimize the impact to their own property well. I would probably do the same thing, quite frankly, but



that's not what we're here to talk about. We're here to try to come up with something that goes down the middle in some way, shape or form. I understand that the board voted at its April 28 meeting, that is the zoning board, 2008 meeting to approve the variance without any conditions but that neither the minutes of that meeting or the former results of the vote have been filed to date, that's technical stuff. They also go on to say here that--

MR. VAN LEEUWEN: It's a very easy thing for them to do, move it down further.

MR. BABCOCK: The issue is enforcement, the problem that we have is that there's a buildable area on every lot, if these people were to sell that lot to somebody else, the only requirement is that they stay within that buildable area, they're in that with this house location.

MR. ARGENIO: Hold that thought. I just want to finish this thought that I have, Franny, I want to read this. Unfortunately, my clients were out of town when the ZBA notice came and held a hearing with respect to applicants' area variance. As a result, my clients were not afforded prior notice. That's not true, they were given notice but they weren't there to get it or of an opportunity to address the foregoing issues at the ZBA hearing. Okay, I read enough. Dominic, do you have any input on that?

MR. CORDISCO: Well, actually, I have a lot of input because I think it's a very interesting letter from a number of points of view, not the least of which is what you touched upon the fact that he claims his clients didn't have notice. I think you're absolutely correct, they were given notice, the requirement is that you give notice. The issues that he raises by and large in his letter really relate to the zoning board's balancing test. The zoning board, unlike the planning

board, the zoning board has to engage in a balancing test where they weigh what happens with the variance as opposed to how that affect is going to have on the character of the neighborhood, including the surrounding residences. These kinds of issues would have been totally germane and appropriately raised at the zoning board but unfortunately they weren't for whatever reason they weren't there and this comes in after the fact. These people of course are always free to challenge in court the zoning board's decision but to my knowledge they have not and it's a 30 day timeframe to do so, so that may very well have run but now I do not know. As Mike pointed out just briefly the planning board has to ensure that the subdivision and the proposed new residence meet all the bulk area requirements, including showing a building within the building envelope that's what they have done and the planning board, it's not part of your analysis nor is it part of a balancing test that this board just doesn't do where you evaluate on neighboring impacts, neighboring properties. So I think I can go on on this but you probably--

MR. ARGENIO: I'm going to tell you I disagree with you on one thing and it's the following that yes, we do look at the way certain projects impact neighbors, be them residential or commercial. Now I don't know if the letter of the law certainly that's why you're here, but we have to do that so there's no drainage channels dumping into somebody's property or things of that nature.

MR. CORDISCO: Of course but I'm saying once a proposed project meets all the permitting requirements, it's done.

MR. ARGENIO: An extension of my next comment, my predecessor, I'm going to quote him directly as he used to say, it's the planning board, we can't tell you whether we can or cannot, but we certainly can tell you

how. And that might mean shifting the house left or right inside a building envelope, it could mean a litany of things. I quite frankly and I want to hear from the other members if anybody disagrees with me. I don't have a lot of sympathy for somebody who tells me they were out of town and didn't get the letter because have somebody pick up your mail and let me give you a call, that's not my issue. But I think by virtue of the fact that we're in possession of the letter I think we'd be foolish not to have a public hearing quite frankly and I don't mean this to impune your applications but we need to gather the information so we can make the best decision.

MR. VAN LEEUWEN: The man is an Irish immigrant, he's only been here a couple years and the reason I know so much about it is I was walking out the door and he stopped me and he asked me what he could do, okay, and now that I see the map as far as I'm concerned if this house cannot be twisted around then I'm not voting for it, I'm not going to do that. I'm not going to go against the man because he will be looking right in the man's back yard. Now what's the matter with they have a back yard facing here?

MR. SCHLESINGER: That's not the issue, I don't think that's the issue right now.

MR. ARGENIO: Henry has some information that the rest of us don't have because he knows the person or bumped into the applicant but I think the issue very much is that I'm on top of right now is item number 4, which is the planning board should determine if a public hearing will be necessary for this minor subdivision or if same can be waived per Section 257 of the regulations. My position is and again I'm only one member here is that just because of this letter and this discussion I think we should have a public hearing and send the notices out and hear from the person. That's what I think the right thing to do is.

MR. BRENNAN: Mr. Chairman, was Mr. and Mrs. Moore addressed, was a letter sent to them inviting them to this meeting?

MR. ARGENIO: This is not open to the public.

MR. BRENNAN: My understanding was there was some discussion about that perhaps.

MR. VAN LEEUWEN: I don't know if he's talked to you people or not, I have no idea. All I know is I met him in the hallway here and he's an Irish immigrant and I'm also an immigrant myself, okay, I came here many years ago but he doesn't understand all the laws and he was visiting his parents and his family in Ireland when this happened.

MR. BRENNAN: That wasn't tonight that you met him?

MR. VAN LEEUWEN: No, it was two weeks ago.

MR. BRENNAN: I see.

MR. ARGENIO: I'm strongly advised by counsel I think I'm reprimanded to not speak when it's not a public hearing forum, I don't do it but sometimes I do.

MR. SCHLESINGER: I think we should have a public hearing relative to the issues relative to this board.

MR. ARGENIO: And make a decision.

MR. C. BROWN: Absolutely.

MR. GALLAGHER: I'd like to hear from that person.

MR. ARGENIO: I think so too.

MR. VAN LEEUWEN: Motion we have a public hearing.

MR. SCHLESINGER: Yes.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board schedule a public hearing for the Maloney subdivision. Roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: And understand something, I don't have to explain this to you, the hurdle was the variances, that's done, there's nothing this board can do about that, can't change, it can't take it back, but as I said, we certainly do have in our purview we can tell you how to do it as long as it's lawful. I'm sure you know that and the goal here is to try to find something that works for everybody. I promise you that I don't know, I never met you, sir, but the goal is to try to find something that works for everybody because we're all in the same town. Can't we just get along?

NOWICKI\_SUBDIVISION\_(07-14)

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MR. ARGENIO: Nowicki subdivision. This application proposes subdivision of the total 116 plus acre lot into 8 single family residential lots. Application was reviewed on a concept basis only. It's my understanding that this is the project, Neil, that if you come out of your house, make a left, go passed my house, it comes up maybe a third of a mile passed the trestle on the left side to come out of your house, make a left. What's your name for the record, please?

MR. MARSHALL: Lawrence Marshall.

MR. ARGENIO: What firm are you with?

MR. MARSHALL: Mercurio and Tarolli.

MR. ARGENIO: Okay, can you tell us about this application please?

MR. MARSHALL: Previously we submitted a much larger plan that included a proposed road off of Station Road that is the connection into Highview Estates. Since that time, we actually got contacted by the New York State DEC regarding the wetlands on the easterly side of the property, they had requested that they become state wetlands.

MR. ARGENIO: Point to them again, please.

MR. MARSHALL: It's the orange line, it basically follows this corridor here and through all the legal proceedings it's taken some time and they have designated that as state wetland. Since that has become a state wetland the Nowickis have re-thought that what they'd like to do with this property at this point they would as previously shown in previous submissions we show the I believe 8 lots here now we have shown 7 lots and basically we have just removed

the proposed road into Highview Estates so what we have now is a 7 lot subdivision with a lot line change.

MR. ARGENIO: Do you have Mark's comments?

MR. MARSHALL: No, I don't.

MR. ARGENIO: Mark, does somebody have a spare set?

MR. MARSHALL: Thank you.

MR. ARGENIO: So you're not proposing the link to the back to the Rackowiecki project?

MR. MARSHALL: Not at this point. The Nowickis just wanted to use their existing road frontage along Station Road or attempt to use it at this time and save the potential for the connection later.

MR. ARGENIO: How big is lot 8?

MR. MARSHALL: It's 92.11 acres.

MR. ARGENIO: You got perc out there?

MR. MARSHALL: Yes.

MR. ARGENIO: You're sure?

MR. MARSHALL: Yes, we did all the soils testing, percs were between 12 and 24 minutes.

MR. VAN LEEUWEN: That's pretty good for out there, that's very good.

MR. ARGENIO: Mark?

MR. EDSALL: Sir?

MR. ARGENIO: You guys out there partying with them?

MR. EDSALL: This is an application that will be sent to the Orange County Department of Health, we did not witness any testing.

MR. ARGENIO: I don't know if you were here last time representing this frankly I don't know who was. One of the big concerns in this area and tell your boss this whoever you have to tell, the drainage alongside Station Road is problematic in this area on your side of the road. I don't want to have to repeat myself so tell whoever you need to tell and Neil and I live out there so when this road, when we get a heavy rain, the water certainly comes up on top of the road. I don't know so whatever dance you're doing with your culverts you need to make sure that they're sized appropriately. Got any other thoughts on that?

MR. VAN LEEUWEN: If he's got like he said between what's your perc you said on the average?

MR. MARSHALL: They were between 12 stabilized perc rate, between 12 and 24 minutes.

MR. VAN LEEUWEN: Awful big septic for that kind of perc.

MR. MARSHALL: All the information is provided on sheet 3.

MR. VAN LEEUWEN: Awful big septic for that kind of perc.

MR. ARGENIO: Neil, anything? I want to read this to you, sir, just so you know that this issues not dead, the board should note, this is from Mark's comments, The board should note that they previously identified the benefit of a cross-connection from this property to the adjoining Rackowiecki major subdivision now that the roadway has been eliminated from this application,



such crossconnection should be considered should lot 8 be further subdivided.

MR. MARSHALL: Right.

MR. VAN LEEUWEN: Ninety-four acres is a lot of land to lose.

MR. ARGENIO: What do you want from us tonight?

MR. MARSHALL: Well, we just wanted to present this to the board and get your comments.

MR. ARGENIO: Check the slope on the driveways for lot 7 and 5, might be a little steep, I'm not sure. Municipal highway's concerned with the driveways entering Station and the sight distance, we'll be looking for some sight distance information and that driveway culvert business you're going to have to make sure Mr. Fayo's buying in on that package there.

MR. MARSHALL: The driveway sight distance is, the proposed locations are provided on sheet 2, there's a chart.

MR. ARGENIO: What's the sight distance on lot 8 maybe using the old driveway?

MR. MARSHALL: Lot 8 is using the existing driveway.

MR. ARGENIO: Okay.

MR. VAN LEEUWEN: I'd like to see what the sight distance is.

MR. MARSHALL: On the old driveway?

MR. VAN LEEUWEN: Yes.

MR. EDSALL: Do these sight distances reflect both

directions?

MR. MARSHALL: Yes, sight line one and two, one would be to the right, two would be to the left.

MR. EDSALL: So it just so happens that 1, 2, 3 and 4, 6 and 7 are identical?

MR. MARSHALL: I believe they were taken because the entrances are essentially common.

MR. EDSALL: They're paired so they took it between.

MR. MARSHALL: They took it between them, if you'd like them to be--

MR. EDSALL: No, I just want to understand it so the lines 1 and 2 are just the two directions from that one point between the drives?

MR. MARSHALL: Right.

MR. EDSALL: Cause I know Mr. Fayo will want to sit down and go over those.

MR. ARGENIO: If anybody sees fit there should be no reason why we shouldn't be able to issue a lead agency.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board issue a lead agency coordination letter to begin SEQRA. Roll call.

ROLL CALL

MR. SCHLESINGER     AYE  
MR. BROWN            AYE

MR. GALLAGHER            AYE  
MR. VAN LEEUWEN        AYE  
MR. ARGENIO            AYE

MR. ARGENIO: You need to get ahold of Anthony. Did anybody have anything else on this? I mean, I think what they have done is they have pulled the project back and they have turned it into 1, 2, 3, 4, 5, 6 cheap lots they can get a lot easier than they could get approval with a lot easier than they could have the original project and also it's substantially less impact than the original impact. Wouldn't you agree?

MR. EDSALL: Yeah, there's a lot more construction activity on the other one.

MR. ARGENIO: Dominic, do you have something?

MR. CORDISCO: Just in terms of the lead agency circulation now we should include DEC on that because they're proposing crossing DEC wetlands at multiple points and I'm sure they'll be interested in the project.

MR. EDSALL: Perhaps the other thing you can do is clarify for us unless Mr. Chairman you're aware of the correct designation if it's NB or MB because both appear on the plan.

MR. ARGENIO: I believe it's MB.

MR. EDSALL: Cause it's showing both ways on the plan. And the other thing Mr. Cordisco pointed out which I had not seen is that the NB 29 has the date for the delineation but the 59 does not so we would need to have that verified.

MR. CORDISCO: Just seemed a little confusing and I think it needs to be clarified as to whether or not there's two different wetlands systems involved here or

one and when the delineation was, so looks like it may be a holdover from another plan perhaps.

MR. ARGENIO: How does this dance with the redefine of the wetlands, what are they reflagging, the wetlands, the limits?

MR. CORDISCO: I could talk about that.

MR. ARGENIO: That's why I'm asking Mark.

MR. EDSALL: I think Mr. Cordisco has a lot more information if he could condense it.

MR. CORDISCO: It's a good thing that you pay me.

MR. ARGENIO: They're re-flagging the wetlands I guess Dominic.

MR. CORDISCO: In regards to this without going into a long history.

MR. ARGENIO: No, please.

MR. CORDISCO: When these numbers reflect the wetlands that are shown on the map that's on file with the County Clerk's Office that map is based on aerial topography originally and that was done in the late '70s and early '80s, those maps have only been updated in very limited circumstances since that time and so the maps are known to give you an approximation of where the wetlands are but it's not a precise boundary.

MR. ARGENIO: Somebody goes out and walks it, looks at the fauna and puts flags.

MR. CORDISCO: They put flags down and then you invite the DEC out, the DEC says yes, I agree with those or they don't, they say move them over then you tie those flags down to a survey and then they--

MR. ARGENIO: When do they find the Indian arrowheads and caveman artifacts?

MR. CORDISCO: That's a whole different story, how much time do you have cause I get paid by the hour?

MR. ARGENIO: That's fine.

MR. CORDISCO: But that's how it's done and the DEC of course has re-mapped some wetlands in this area in New Windsor and up in Crawford and those maps have just been finalized, so I don't know if this particular one was affected by that but that's something that should be clarified as well.

MR. ARGENIO: Okay, anybody have anything else? I think we can't go any further so did it go to county?

MS. MASON: Yes.

MR. EDSALL: Well, it would go to the county planning and it will go to Blooming Grove under that new Section 239 NN which is the intermunicipal because it's within 500 foot of the boundary. Once you're done from a preliminary standpoint, it will need to go to Orange County Health.

MR. ARGENIO: Thank you for coming in, sir.

MR. MARSHALL: So we'll make the changes and then resubmit?

MR. ARGENIO: Yes, you've got to get, Myra will get your plans out to the county and make the changes we talked about, we'll get you back in here and we'll have another chat.

MR. MARSHALL: Great, thank you.

CORRESPONDENCE

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DA\_REALTY\_-\_CREEKVIEW\_MOBILE\_HOME\_PARK\_(07-32)

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MR. ARGENIO: Correspondence, DA Realty - Creekview Mobile Home Park, extension of approval. Somebody have something?

MR. EDSALL: Just a letter, Mr. Chairman, I was contacted by the applicant's engineer and they're conforming the plans with the upgrades that the fire inspector's office desired for turnarounds on the road at the mobile home park that's being improved and they just wanted to make sure that their approval did not expire. I expect that this will be resolved from speaking with Mr. Brady within probably a week or two.

MR. ARGENIO: From the letter from the applicant our referenced project received conditional site plan approval on January 30, 2008. At this time, we're working with our engineer to finalize the corrected plans to comply with the conditions of approval and expect to have a plans submitted within the next 30 days to ensure that our approval does not expire. We request that you grant extension of a conditional site plan approval. I'll accept a motion.

MR. SCHLESINGER: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that we offer Creekview site plan two 90 day extensions. Roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE

June 25, 2008

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MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

DISCUSSION:

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POUGHKEEPSIE\_PROPERTIES\_(08-06)

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MR. ARGENIO: Okay, discussion, Poughkeepsie Properties. Mr. Shaw is here. I have 11 x 17.

MR. SHAW: I have them also.

MR. EDSALL: I've got spares.

MR. SHAW: About two months ago this board approved a new building for Poughkeepsie Properties at the end of Executive Drive, it's where the Board of Ed presently has their building. There's an existing building there and this board approved another building to be constructed on that site. We have a resolution of approval and a negative dec. We have not closed the project out with Myra because they started getting back into the architecture of the buildings and I had a chance once that got resolved to sit down with Mark and basically show him this sketch. And as you look on the left-hand side of it, that's what the board approved and just at the configuration of the building we have a 25 rear yard setback, we have a 6,600 square foot building and we have parking at dead center of the building, that's what this board approved based upon the new architecture on the left-hand side of the sketch you'll see that it's the same 6,600 square foot building.

MR. ARGENIO: Is everything the same except the sidewalk layout and the building footprint?

MR. SHAW: Yes, and the location of the handicapped parking.

MR. ARGENIO: Got that.

MR. SHAW: And that's pretty much it. I wanted to



submit drawings to Myra for stamping and in a conversation with Mark I went over this with him, he said it may be worthwhile just stop by the board, show them the sketch, make sure they don't have a problem with it and that it is in substantial conformance with what has been approved.

MR. ARGENIO: Anybody have a problem?

MR. SCHLESINGER: I need a little clarification on the approved plan on the right side we have a 4 foot wide concrete sidewalk going into the entrance into the building?

MR. SHAW: Correct.

MR. SCHLESINGER: You eliminated that so we're losing one entrance there?

MR. SHAW: Yes.

MR. SCHLESINGER: Correct, okay, how many entrances are there on the new building?

MR. SHAW: There's going to be a canopy in the center and there's going to be some entrances in the two corners.

MR. SCHLESINGER: In the two corners so we're going from two entrances to three?

MR. SHAW: There may be some fire exit doors in the back, okay, I didn't think it was necessary to put sidewalks around the building to accommodate that. When I did up this original sketch that's when the board approved, there were no architectural drawings, I put in a sidewalk because, I thought it was appropriate to have a fire door somewhere and I figured seeing that we had an entrance on one side of the building why not put one on the other and that's the architectural

drawings have now been generated at least elevations, things shifted, the three main entrances now are where I have them indicated and there may be a fire door as I said in the back or maybe on that one side.

MR. ARGENIO: Mike, how does the code speak to sidewalk and a fire door?

MR. BABCOCK: You don't need that, you're going to need a concrete pad to step out on or stairs, I don't think there's going to be stairs here, it's a one level building.

MR. SHAW: Correct, the grade around it is flat.

MR. SCHLESINGER: I don't know whether this has to be referred to somebody other than us.

MR. ARGENIO: I don't see it as an issue, they submitted a generic box with 6,600 square feet.

MR. SCHLESINGER: Just talking about for fire.

MR. SHAW: But that comes under planning board review of the drawings in order to get a building permit.

MR. EDSALL: Just one difference which I want in the record, Mr. Shaw can confirm that it complies the rear yard setback is changing two feet from 25 to 23.

MR. SHAW: Correct.

MR. EDSALL: And that does meet zoning?

MR. SHAW: Yes.

MR. EDSALL: But that's the only setback change is two feet shift in the building?

MR. ARGENIO: I would say.

MR. SCHLESINGER: You did that to accommodate the entrance in the front?

MR. SHAW: Yeah, correct, it has to do with the entranceways and a little bit more meat in front of the building for the sidewalks and the planting area.

MR. ARGENIO: I think when they applied and I don't, I'm not a mindreader but showed a generic 6,600 square foot building. Subsequent to that they get a tenant or did something and/or got a final building design and that building design is a little bit, looks like it's a little nicer than the original box that was there and Mr. Edsall said they have to come in to the board.

MR. VAN LEEUWEN: I want to know who the owner of this is.

MR. SHAW: River Realty, they're out of Poughkeepsie. President is Mark Raphael, no relationship to Mr. Helmer.

MR. EDSALL: One other item so the record is clear when they refined the entranceways, they did add a canopy on the front which does not create any problem but again it's as you said it's a building design.

MR. BABCOCK: I just think it should be on the record.

MR. ARGENIO: That's fine.

MR. EDSALL: I don't see any problem with it.

MR. BROWN: I see no problem.

MR. GALLAGHER: No.

MR. VAN LEEUWEN: I'm never happy with this kind of stuff so--

MR. ARGENIO: Do we need to have a vote?

MR. CORDISCO: Yes.

MR. ARGENIO: Accept a motion we accept this sketch as written.

MR. SCHLESINGER: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded we accept Mr. Shaw's sketch as written. Roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	ABSTAIN
MR. ARGENIO	AYE

MR. SHAW: Thank you.

SENIOR\_CITIZEN\_CODE\_REVISIONS\_-\_REPORT\_TO\_TOWN\_BOARD

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MR. CORDISCO: Well, in an attempt to be as brief as possible, the Town Board--

MR. VAN LEEUWEN: Since when?

MR. CORDISCO: Since now, if you let me, the Town Board has considered making revisions to the senior housing zoning regulations and they have introduced a draft local law, it's referred over to the board, really it does two things and only two things right now as it currently exists in the town senior housing can be located anywhere within the boundaries of the town. The Town Board and its consultants have been looking at defining a more precise area in the center of town where you would want that kind of senior housing density but it's where the services are and so the Town Board has drafted up a proposed zoning map that would create an overlay district for where senior housing would be located. The second thing that the draft does is it actually clarifies and incorporates the procedure that we have developed in terms of how we have processed these applications cause before it was a little bit unclear and there was a lot of referrals back and forth to the Town Board and the planning board we have tried to eliminate that so we streamlined the process and made it simpler and easier for people to understand. It's before this board right now for a recommendation, there's a public hearing scheduled for August and if you would like to make a recommendation you can do so and direct me to write a letter to the Town Board indicating your comments.

MR. ARGENIO: Well, I think that there's no major rush here cause I think everybody should be given an opportunity to consider what you just said, they might want to stop by, I know Neil likes checking that stuff out, might want to stop by and check out the code, make sure he's comfortable with it, it's not going to affect

any timeline if we do it at the next meeting.

MR. CORDISCO: It's July, that's correct.

MR. ARGENIO: Everybody take a look at that. Dominic, would you make it a point to bring that up at the next meeting for discussion?

MR. CORDISCO: Yes.

SPORTS-PLEX\_-\_TWO\_TEMPORARY\_TRAILERS\_ON\_NORTH\_SIDE\_OF\_  
\_\_\_\_\_  
BUILDING  
\_\_\_\_\_

Ms. Katherine Vaughn appeared before the board for this proposal.

MR. ARGENIO: My son goes a camp there for the record.

MS. VAUGHN: We're going to do a renovation and we're going to be demoing our lockerrooms and what we want to do is bring in temporary trailers for the lockerrooms.

MR. SCHLESINGER: To be used as lockerrooms?

MS. VAUGHN: Yes, one for the men, one for the women and what I did on the site plan was mark off where we'd put those.

MR. ARGENIO: Says new tennis courts, does that mean existing tennis courts?

MS. VAUGHN: Yes, it does, I talked to her if that was okay to bring this along, Jennifer, in the red in the northwest corner that's where the trailers are going to go.

MR. ARGENIO: You've got a major parking problem over there.

MS. VAUGHN: You know what the issue is people just don't like to walk, we have that back parking lot.

MR. ARGENIO: Half a mile becomes problematic.

MR. SCHLESINGER: The two red stripes are proposed?

MS. VAUGHN: Yes, are going to be trailers, they're going to be 64 x 12 so you'll have to go outside.

MR. SCHLESINGER: It's going to have water?

MS. VAUGHN: Water.

MR. SCHLESINGER: How long?

MS. VAUGHN: From July 1st, no later than November 15th.

MR. SCHLESINGER: So not the winter?

MS. VAUGHN: Yes, yes, we're hoping for, it's scheduled for 19 weeks right now we're hoping to have it done in 16 weeks.

MR. ARGENIO: So that's the location of temporary lockers so the access will be from the building into the lockerroom?

MS. VAUGHN: No, this actually the door over here is an emergency exit to the tennis courts, people are going to go outside and walk into each one of the lockerrooms because otherwise it will disturb tennis and we don't want to do that.

MR. ARGENIO: Mike, these temporary lockers is that something that's typical of like the William Scottsman office trailers? When I do a construction job, I call up, everything, electric meets code, hook the power up and you go and that's something you're going to look at?

MR. BABCOCK: That's correct.

MS. VAUGHN: I brought those along, it is Williams Scottsman, our electrician is also American Eagle, our plumber is Mike Calalucca, we're positioning the trailers where they are right now because of the local access to our septic system and we're going to plumb them directly into a gravity system. I have spoke to the electrician and he's going to bring in the electric



from the primary panel in the front of the building out through the tennis courts so we actually don't disturb the construction project for this, six shower stalls, four urinals and I believe three or four sinks and the plan is attached there also.

MR. GALLAGHER: Do they lock during the night?

MS. VAUGHN: Yes, exactly 11 o'clock until 5 a.m., yes.

MR. BABCOCK: They don't have much of a choice to renovate.

MR. ARGENIO: I want everybody to know the reasons she's here tonight is cause Michael called me about this thing and my response was Mike, where are they going to put them, are they too close to this, is it going to be an eyesore for the neighbor? Tell them to come in, show us what they're doing so we can make sure it makes sense. Go ahead, do what you have to do.

MS. VAUGHN: Thank you very much.

MR. ARGENIO: Motion a adjourn?

MR. SCHLESINGER: So moved.

MR. BROWN: Second it.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE

June 25, 2008

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MR. ARGENIO

AYE

Respectfully Submitted By:

Frances Roth  
Stenographer

